

**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, August 24, 2022

**Time:** 7:00 p.m.

**Place:** Tooele City Hall Council Chambers  
90 North Main Street, Tooele Utah

**Commission Members Present:**

Melanie Hammer

Matt Robinson

Tyson Hamilton

Weston Jensen

Melodi Gochis

Chris Sloan

**Commission Members Excused:**

Paul Smith

Alison Dunn

**City Council Members Present:**

Ed Hansen

Maresa Manzione

**City Employees Present:**

Andrew Aagard, City Planner

Jim Bolser, Community Development Director

Paul Hansen, Tooele Engineer

Roger Baker, Tooele City Attorney

Minutes prepared by Katherin Yei

Chairman Robinson called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Robinson.

**2. Roll Call**

Melanie Hammer, Present

Matt Robinson, Present

Tyson Hamilton, Present

Weston Jensen, Present

Chris Sloan, Present

Melodi Gochis, Present

Alison Dunn, Excused  
Paul Smith, Excused

**3. Public Hearing and Decision on a Conditional Use Permit Request by Sarah Bennett to Operate a Home-Based Day Care Business Involving the Care of 8 to 16 Children at 146 West 2100 North on 0.22 Acres in the R1-8 Residential Zoning District.**

Mr. Aagard presented information for the property located near 146 west 2100 north. It is zoned R1- residential to operate a child preschool business with 8-16 children. The largest concern is traffic, though a traffic plan must be provided. Staff has added a condition to mark off the 40-foot zone as the property is a corner lot. Notices have been sent within 200 feet.

The Planning Commission had the following questions and concerns.

The traffic study was sufficient. Does it include the expansion of having 16 children?

Does she need to abide by all child laws?

Is the property secured with fencing?

Mr. Aagard addressed the Planning Commission's questions. The applicant could expand up to 16 students if she decides to expand. Through her business license, she will have to abide by all laws and regulations.

The public hearing was open.

Lauren Allen sent an email in favor of the preschool.

Ms. Bennet addressed the Commission with her excitement. The backyard of the property is completely fenced.

The public hearing was closed.

**Commissioner Hamilton motioned to approve a Conditional Use Permit Request by Sarah Bennett to Operate a Home-Based Day Care Business Involving the Care of 8 to 16 Children at 146 West 2100 North on 0.22 Acres in the R1-8 Residential Zoning District based on the findings subject to the conditions in the staff report. As well as the business follow all State and City code involving daycare/preschool facilities.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye", Commissioner Gochis, "Aye", Commissioner Sloan, "Aye" Chairman Robinson, "Aye" Commissioner Hamilton, "Aye", and Commissioner Jensen, "Aye". The motion passed.

**4. Public Hearing and Decision on a Conditional Use Permit Request by Kris Pasker of PGAW Architects to Permit the "Cultural Activities and Uses" and "Private Educational Facility" Uses in an Existing Structure Located at 310 South Main Street in the MU-G Mixed Use General Zoning District on 0.62 Acres.**

Mr. Aagard presented information on a Conditional Use Permit located west of Main Street. The property is MU-G, Mixed Use General. The Boys and Girls Club is asking for the permit to gather youth for activities and other uses. The applicant did provide a site plan, with no expansions to the buildings. There are 36 parking spaces. Notices were sent to property owners within 200-feet of the property. Staff is recommending approval.

The public hearing was opened.

Amanda Hues addressed the Commission with their excitement and positive changes to make it a permanent location for the club.

The public shared their excitement for the expansion and what the program does for the kids.

The public hearing was closed.

The Planning Commission had the following questions and concerns.

Will this building house all programs?

What are the designs?

Amanda Hues addressed the Commission. A lot of the building is being utilized and build up classroom and kitchens space. As well as house all programs.

**Commissioner Sloan motioned moved to approve the conditional use permit a Conditional Use Permit Request by Kris Pasker of PGAW Architects to Permit the “Cultural Activities and Uses” and “Private Educational Facility” Uses in an Existing Structure Located at 310 South Main Street in the MU-G Mixed Use General Zoning District on 0.62 Acres based on the findings subject to the conditions in the staff report.** Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, and Commissioner Jensen, “Aye”. The motion passed.

**5. Public Hearing and Recommendation on a Zoning Map Amendment Request by Tooele City to Reassign Approximately 9.12 Acres of Land From the MR-25 Multi-Family Residential Zoning District to the MR-20 Multi-Family Residential Zoning District Located at Approximately 800 North 100 East.**

Mr. Bolser presented information on a City generated application for a Zoning Map Amendment located at the Legacy Apartments. The Land Use is assigned to the High Density Residential. Currently, this is the only project assigned to the MR-25. There are 12 apartment buildings and a clubhouse building. This is a housekeeping effort since the City Council removed the MR-25 zone from the City Code. The project will be in compliance as MR-20.

The public hearing was open. No one came forward. The public hearing was closed.

Commissioner Hamilton motioned to forward a positive Recommendation on a Zoning Map Amendment Request by Tooele City to Reassign Approximately 9.12 Acres of Land From the MR-25 Multi-Family Residential Zoning District to the MR-20 Multi-Family Residential Zoning District Located at Approximately 800 North 100 East based on the findings subject to the conditions in the staff report. Commissioner Jensen seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, and Commissioner Jensen, “Aye”. The motion passed.

**6. Recommendation on the W & R Minor Subdivision Request by W & R Enterprises, LC, to Subdivide Approximately 8.6 Acres Located at the Northeast Corner of 400 East 2400 North into 6 Commercial Lots in the GC General Commercial Zoning District.**

Mr. Aagard presented information on a subdivision request involving the undeveloped property located 400 East 2400 North. It is zoned GC, General Commercial. The subdivision proposes to split the property into six commercial lots. There will be frontage improvements. Some of those improvements will be put in when the commercial lots become occupied.

Commissioner Sloan motioned to forward a positive recommendation on the W & R Minor Subdivision Request by W & R Enterprises, LC, to Subdivide Approximately 8.6 Acres Located at the Northeast Corner of 400 East 2400 North into 6 Commercial Lots in the GC General Commercial Zoning District. Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, and Commissioner Jensen, “Aye”. The motion passed.

**7. Recommendation on the Lexington Greens Lot 107 Preliminary Subdivision Plan Request by Lex Townhomes, LLC, to Subdivide 1.27 Acres Located at the Northeast Corner of 680 West 1200 North into 18 Townhome Lots in the MR-16 Multi-Family Residential Zoning District.**

Mr. Aagard presented a preliminary subdivision plan for the long narrow parcel located northeast of 650 west. The site plan review design has been approved. The property is zoned MR-16. The plan proposes to subdivide the land into 18-lots. Each lot is the footprint of townhomes. The plat proposes limited common areas. It will be owned and maintained by the HOA. Staff is recommending the approval of the plan.

Commissioner Gochis asked the following questions:  
Is this a part of the settlement agreement and add to the total cap?  
What are the requirements for water and sewer?  
Has a traffic impact study been done and submitted?  
When is the light at Franks Drive going to come in?

Mr. Aagard addressed the Commission. A payment has been made in regards to the water and sewer, but depending on the company they choose will depend on how quick it gets done. The traffic study has been done when Lexington Green was first brought forward.

Paul Hansen addressed the Commission. UDOT has retained an engineer consultant. They are still in the beginning phases.

**Commissioner Jensen motioned to forward a positive recommendation on the Lexington Greens Lot 107 Preliminary Subdivision Plan Request by Lex Townhomes, LLC, to Subdivide 1.27 Acres Located at the Northeast Corner of 680 West 1200 North into 18 Townhome Lots in the MR-16 Multi-Family Residential Zoning District.**

Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, and Commissioner Jensen, “Aye”. The motion passed.

**8. Decision on the Lex Apartments Series 102B Site Plan Design Review Request by Ensign Engineering for 10.6 Acres Located at Approximately 1202 North Franks Drive in the MR-16 Multi-Family Residential Zoning District.**

Mr. Aagard presented a site plan review involving the 10-acre parcel near Lexington Green. The property is zoned MR-16. The site plan proposes an additional to two 30-unit buildings added. Access will be gained from 1300 North and Carrel Way. The application meets or exceed all ordinance and code requirements. Staff is recommending approval with the basic conditions listed in staff report.

Mr. Bolser addressed the unit counts for the Overlake Settlement Agreement, with approximately 1000 units occupied.

**Commissioner Sloan motioned to approve the Lex Apartments Series 102B Site Plan Design Review Request by Ensign Engineering for 10.6 Acres Located at Approximately 1202 North Franks Drive in the MR-16 Multi-Family Residential Zoning District.**

Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, and Commissioner Jensen, “Aye”. The motion passed.

**9. Recommendation on the Tooele City Wastewater Collection System Master Plan**

Mr. Hansen presented the Sewer Master Plan. The City has been working on an updated sanitary collections system. The master plan addressed the existing collection system, flow monitoring, flow characterization, inflow, existing flow summary and modeling application, projections, existing and future deficiencies. Tooele City has 175 miles of pipeline with more than 3,300 manholes. The average daily inflow is approximately 2.3 million gallons a day. The plant is designed for a capacity of 3.4 MGD. The plan looks at a planning period of 40 years. This will

be presented to the City Council at their next business meeting. A draft copy has been sent to a financial consultant for fee adjustments.

The Planning Commission asked the following questions:

What is the City doing to fix the existing deficiencies?

Are they able to factor in the future of annexation?

Mr. Hansen addressed the Commission. Storm drains are a different document, but they are working to make improvements and address the projects. When an annexation happens, the developer hires the City consultant to look at the impact. The information will be adopted and updated as the annexations are being brought in. They do their best to plan with what they know.

**Chairman Robinson motioned to forward a positive recommendation to the City Council.**

Commissioner Hamilton seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, and Commissioner Jensen, “Aye”. The motion passed.

#### **10. City Council Reports**

Council Member Manzione shared the following information from the City Council Meeting:

They approved the zoning request for the property at 600 east and 2500 north.

They adopted the tax rate and final budget.

**Commissioner Hammer motioned to move item 11, Planning Commission training to the end of the meeting. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, and Commissioner Jensen, “Aye”. The motion passed.**

#### **12. Review and Approval of Planning Commission Minutes for the Business Meeting Held on August 10, 2022.**

There are no changes to the minutes.

**Commissioner Hammer motioned to approve the minutes.** Chairman Robinson seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Gochis, “Aye”, Commissioner Sloan, “Aye” Chairman Robinson, “Aye” Commissioner Hamilton, “Aye”, and Commissioner Jensen, “Aye”. The motion passed.

#### **13. Adjourn**

**Chairman Robinson adjourned the meeting at 8:02 p.m.**

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription*

*of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 14<sup>th</sup> day of September, 2022

---

Matt Robinson, Tooele City Planning Commission Chair